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Olive B. Hall

Box 31

Bly, OR 97622

Grantor's Name and Address

BRUCE W. &amp; MARLA G. NICHOLS

P.O. Box 361

Bly, OR 97622

Grantee's Name and Address

2008-008034

Klamath County, Oregon



00047258200800080340010013

06/03/2008 09:35:12 AM

Fee: \$21.00

SPACE RESER.  
FOR  
RECORDER'S

After recording, return to (Name, Address, Zip):

BRUCE W. &amp; MARLA G. NICHOLS

P.O. Box 361

Bly, OR 97622

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BRUCE W. &amp; MARLA G. NICHOLS

P.O. Box 361

Bly, OR 97622

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Olive B. Hall

P.O. Box 31, Bly, OR 97622

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by BRUCE W. & MARLA G. NICHOLS  
P.O. Box 361, Bly, OR 97622

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 10 and North 25 feet of Lot 11 in Block 2, North Bly.

Subject to: An easement created by instrument, including the terms and provisions thereof, recorded July 11, 1938, in Volume 116 at page 440, in favor of California Oregon Power Co.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No exception

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,160.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on May 29, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Olive B. Hall

Bruce W. Nichols

Marla G. Nichols

STATE OF OREGON, County of Klamath Lake, ss.

This instrument was acknowledged before me on November 12, 2007

by Olive B. Hall

This instrument was acknowledged before me on

by

as

of

Tonya R. Clayborn  
Notary Public for Oregon  
My commission expires 11-6-09

Returned @ County